

The Village at Loomis

Planning Commission January 10, 2018

VILLAGE RESIDENTIAL DISTRICT



PARKS & OPEN SPACE



VILLAGE MIXED USE



VILLAGE SINGLE FAMILY DISTRICT
TRADITIONAL



VILLAGE OFFICE DISTRICT



VILLAGE SINGLE FAMILY DISTRICT
GREEN COURT

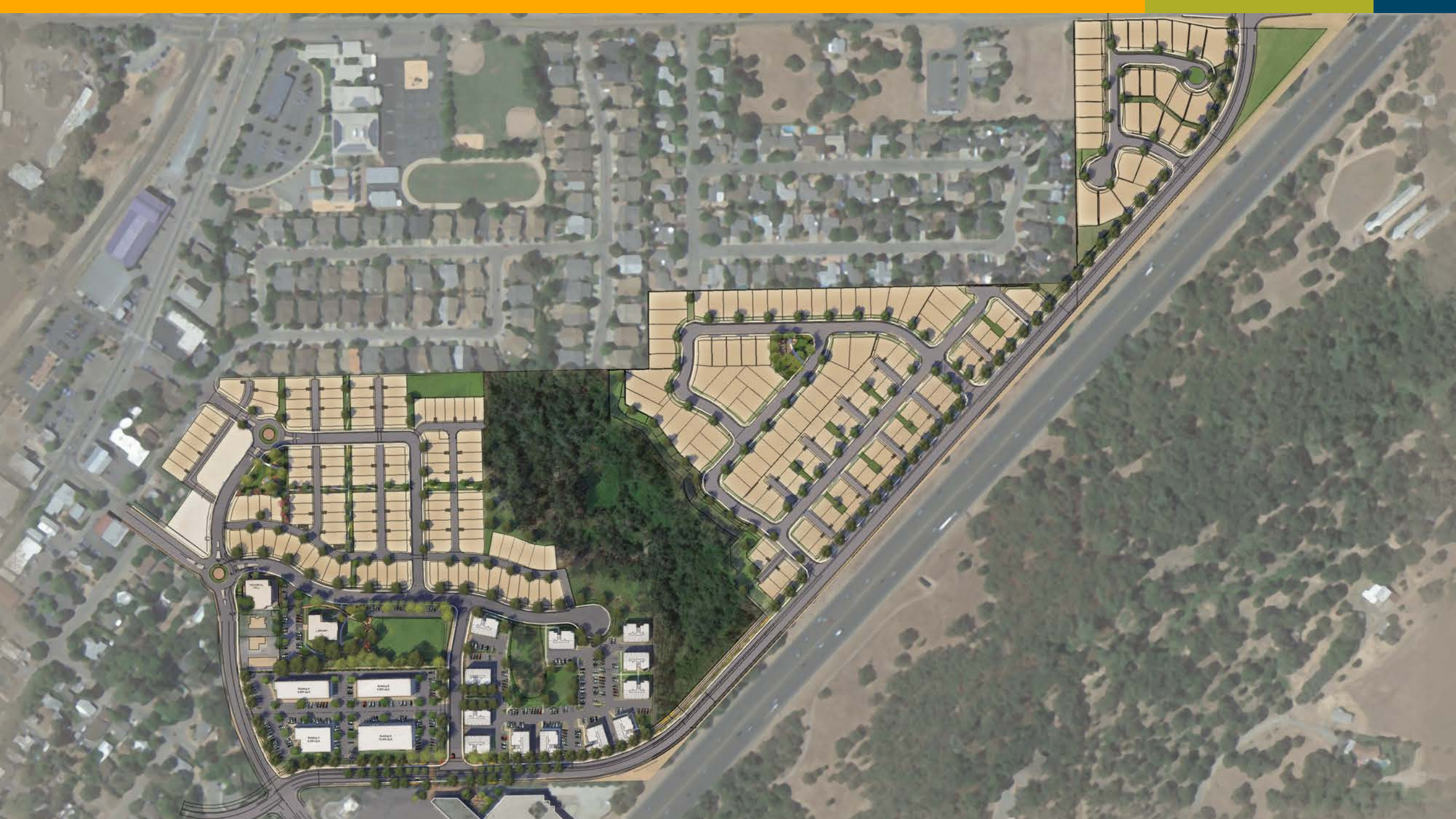


VILLAGE COMMERCIAL DISTRICT



VILLAGE HIGH DENSITY





Civic Park



Pedestrian Path through Parking Lot



Boulder Seating Circle



Demonstration Orchard



Oak Woodland Garden



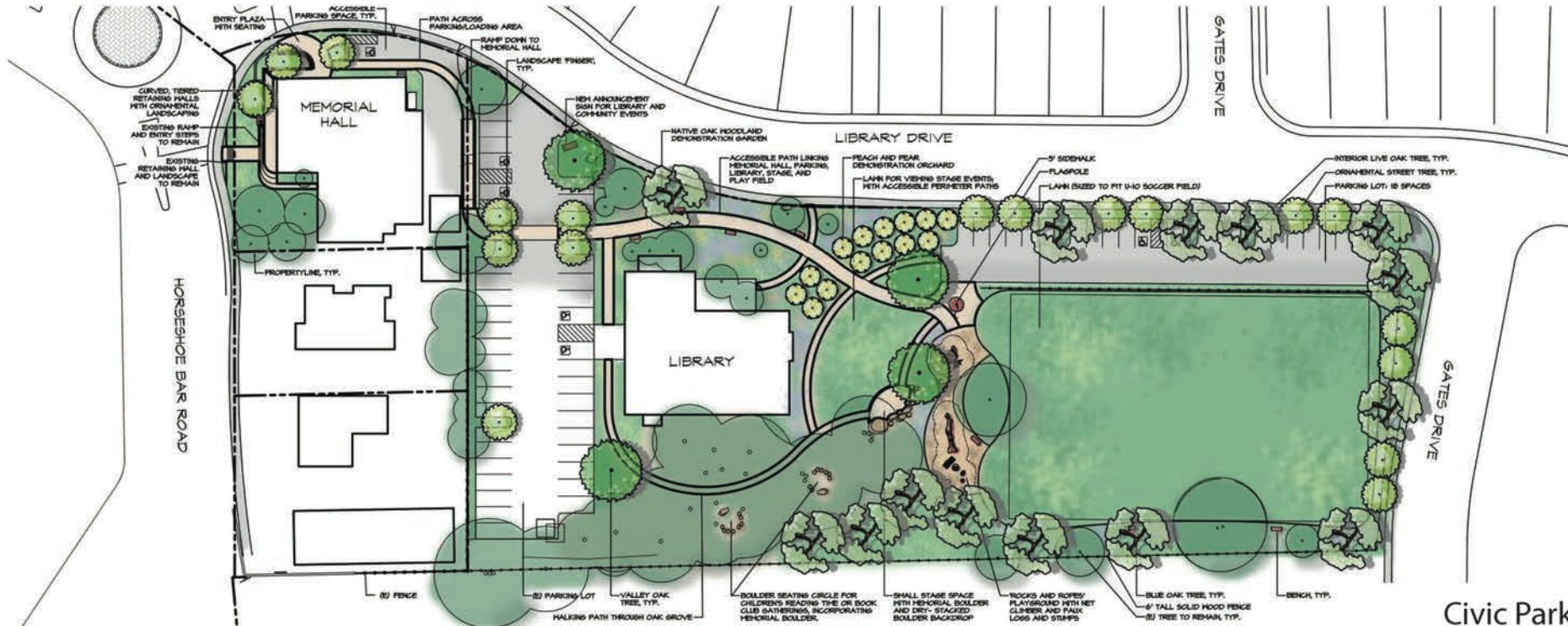
Movie Night at the Library



Small Stage Space with Seatwall



Faux Log Climbing Play Structure



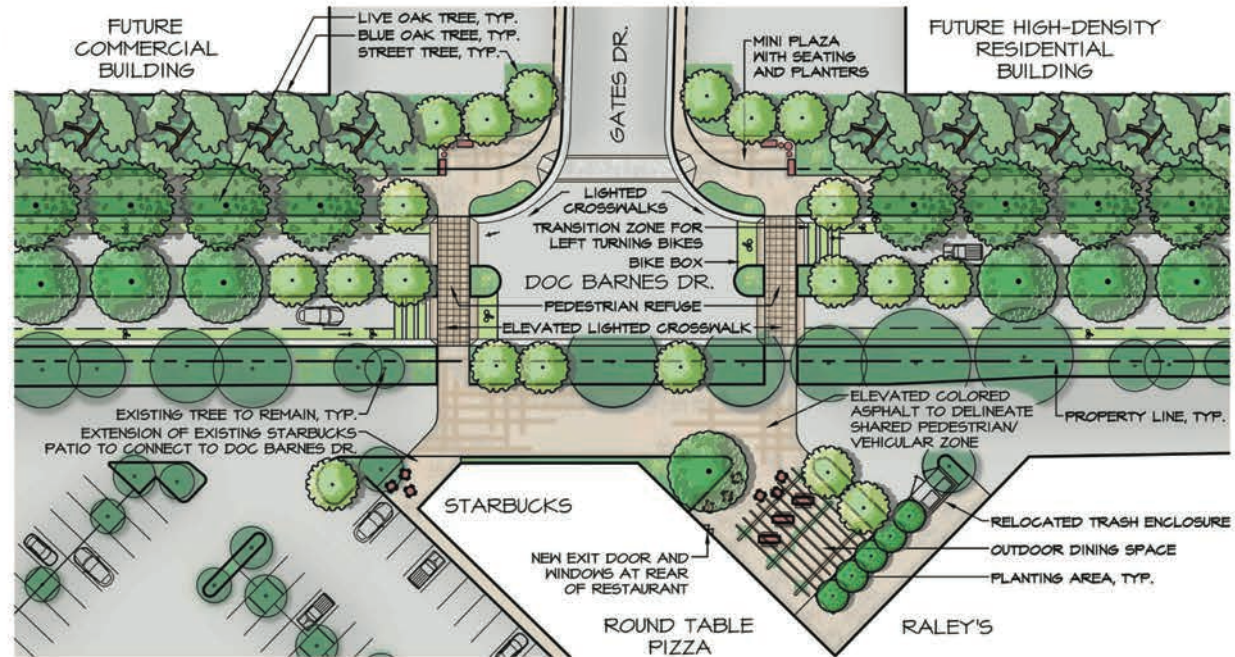
Civic Park

Connection to Raley's Center



PEDESTRIAN AND BICYCLE CIRCULATION ENHANCEMENTS

- Left-Turn Bike Boxes
- Green Bike Lanes
- Raised Pedestrian Crosswalks
- Pedestrian Refuges at Medians
- In-Pavement Crosswalk Lighting



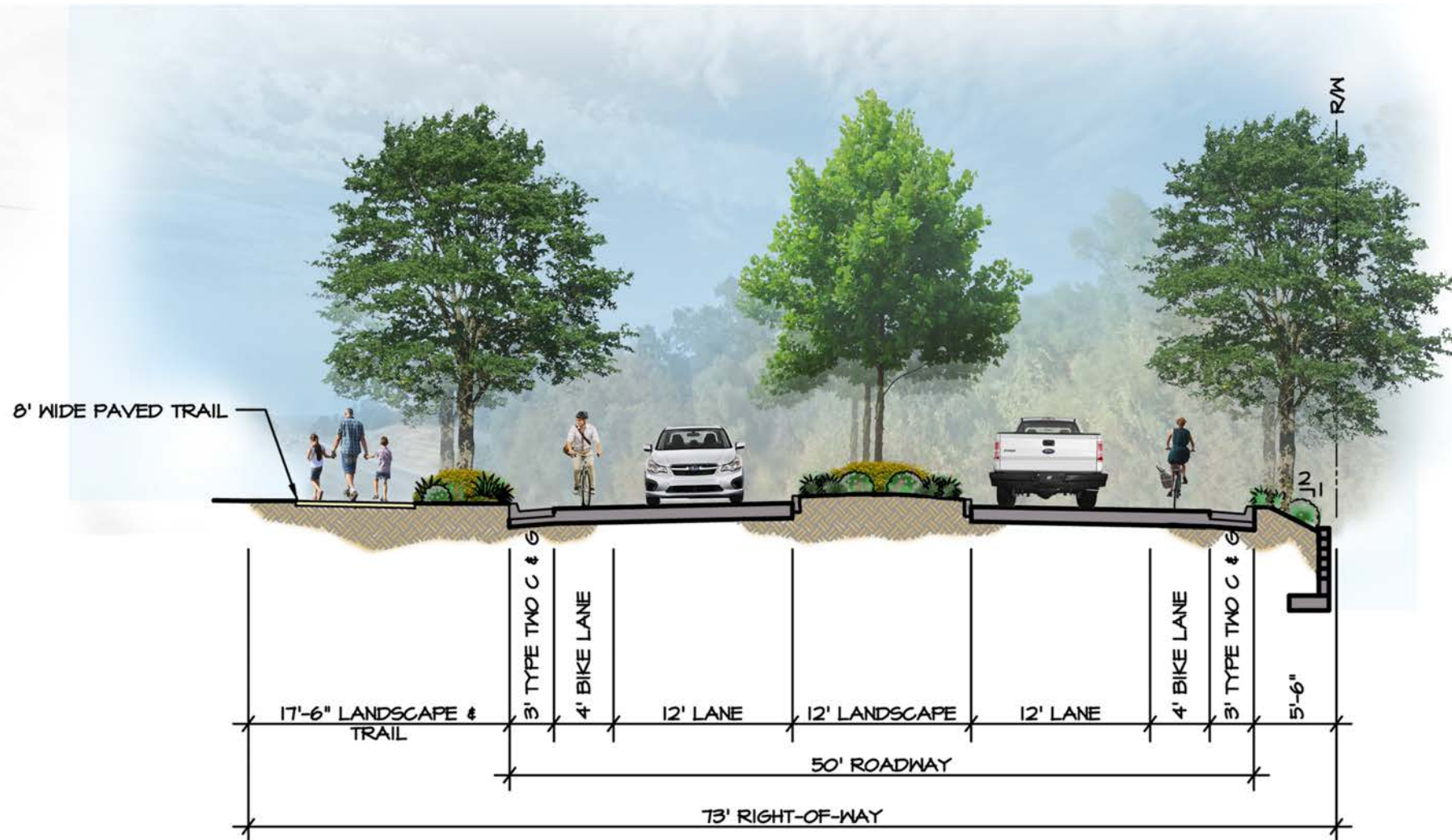
COMMUNITY SPACE AT RALEY'S CENTER - CONCEPTUAL

- Restaurant Dining Area
- Extended Coffee Shop Patio
- Landscaping to Designate Pedestrian Areas
- Pavement Treatments for Safe Shared Vehicular Access



Connection to Raley's Center

Multi-Use Trail Along Doc Barnes Drive



Village Pedestrian Connectivity

Safe Walking Routes and Intersections to Schools, Shops, Restaurants and Businesses within a Half Mile



Active Parks



Tree Fort Playground



Rocks and Ropes Playground



Crawl Tunnel



Net Climber Play Structure



Swingset

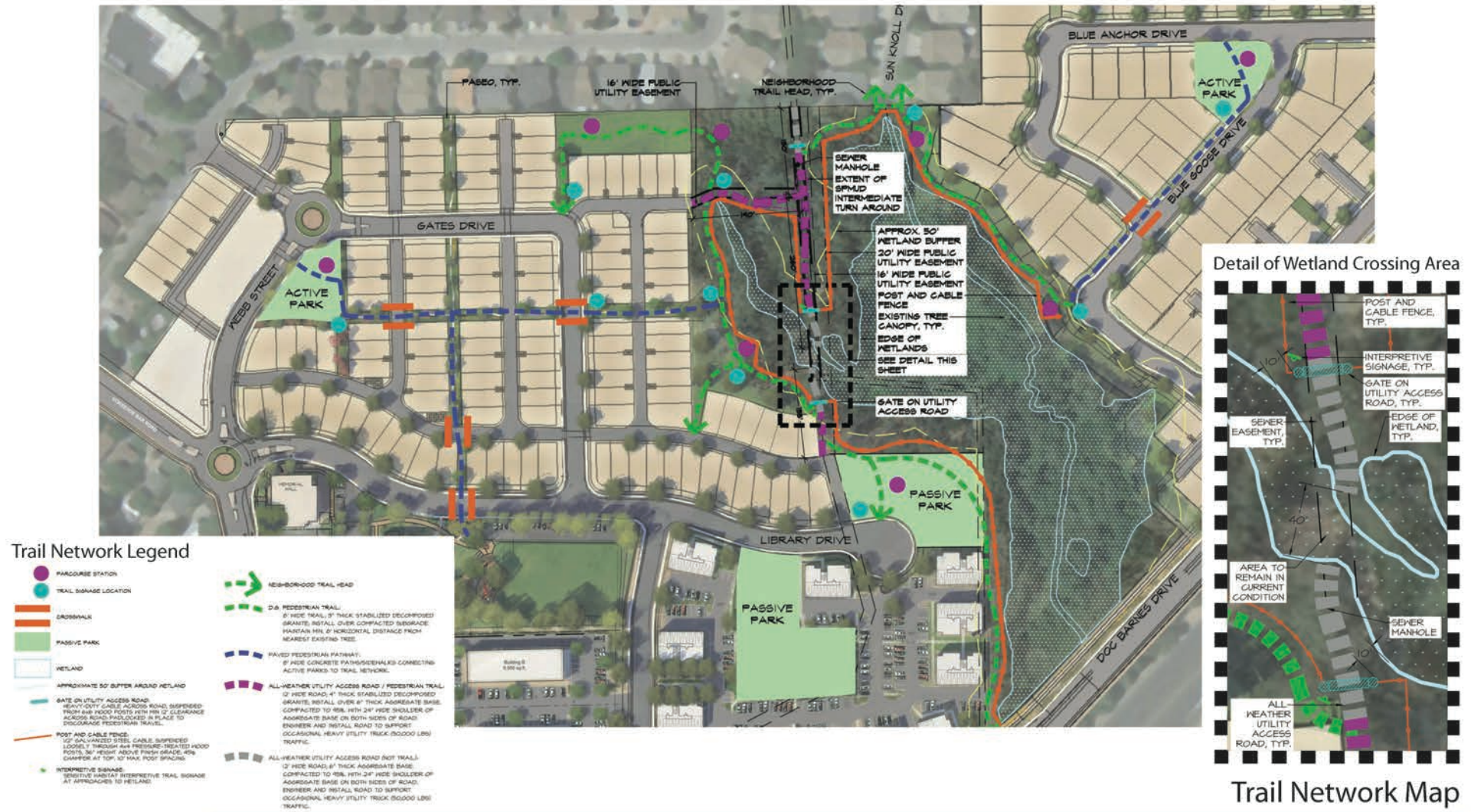


Park at Parcel D



Park at Parcel H

Trail Network



Trail Gateway at Sun Knoll Drive



CONCEPTUAL RENDERING OF TRAIL GATEWAY



Existing Conditions

Trail Gateway at Sun Knoll Drive

Library Drive



Village Residential District



Paseos

The Village Residential homes front either upon a street (e.g., Gates Drive, Library Drive or Laird Steet) or a paseo. A paseo is a landscaped walkway between the fronts of homes. The paseos will be a minimum of 20 feet wide, with a minimum of 30 feet from the front of one house to the front of another. The paseos will be owned and maintained by the homeowners' association. Below is an example of a paseo with comparable dimensions in the City of Davis.



3658 Ramita Terrace, Davis

Proposed Paseo Design



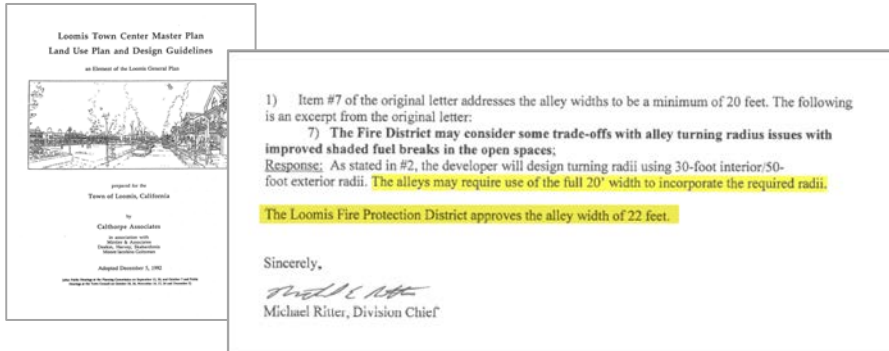
Village Residential District



Alleys

Alleys are purposefully designed so that they are not convenient to through traffic to ensure that they are only utilized by residents of adjacent units. The alleys are 22 feet wide with a width of 30 feet between garages. They will be private.

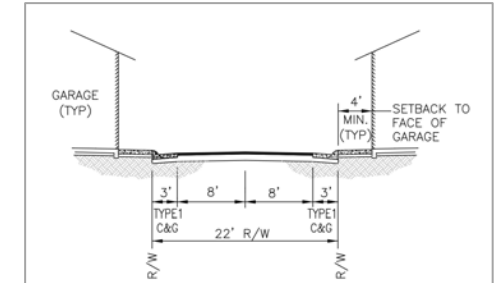
The alleys have been designed to meet engineering and fire requirements. They have been reviewed and approved by the fire department. Here is an excerpt from their letter approving the 22-foot wide design:



This is Barton Road next to the Methodist Church. The road is 22 feet wide and safely carries thousands of vehicles a day. This is the same width as the alleys and is safe and adequate for the project residents who will use these private alleys.



This is an alley at 561 Wapello Circle, Sacramento. The alley is 22 feet wide with 30 feet between the garages. These are the same dimensions for the Village Residential alleys.



Village residential alley design.

The Town Center Master Plan specifically intended alleys in this part of town.

“Alleys: Alleys are narrow cartways (18' minimum with no parking) that provide rear access to garages, Carriage Homes, on-site parking and services. They may be used in all areas within the Town Center, meeting engineering and fire requirements.”

– Excerpt from the Loomis Town Center Master Plan, Page 69

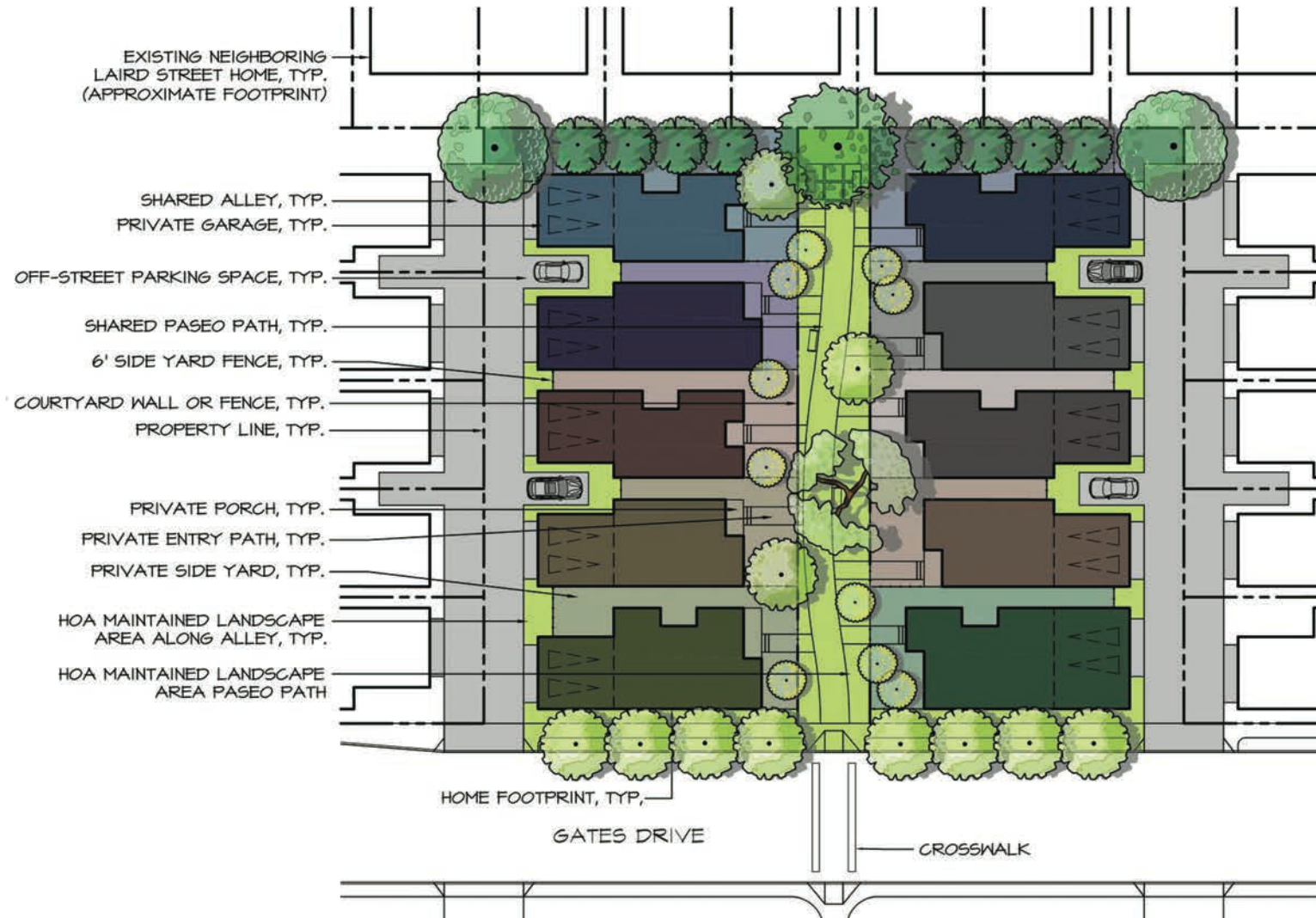
Village Residential District



View Down an Alley



Village Residential Paseos



Notes on Use Easement

A Use Easement allows the owner of a lot to use the side yard of the neighboring lot as if it were her/his property. The neighboring owner who granted the easement retains the right to access the easement area to maintain her/his property.

The Use Easement is formalized in the final map and the CC&Rs, so that all owners understand the rights and benefits associated with the Use Easement.

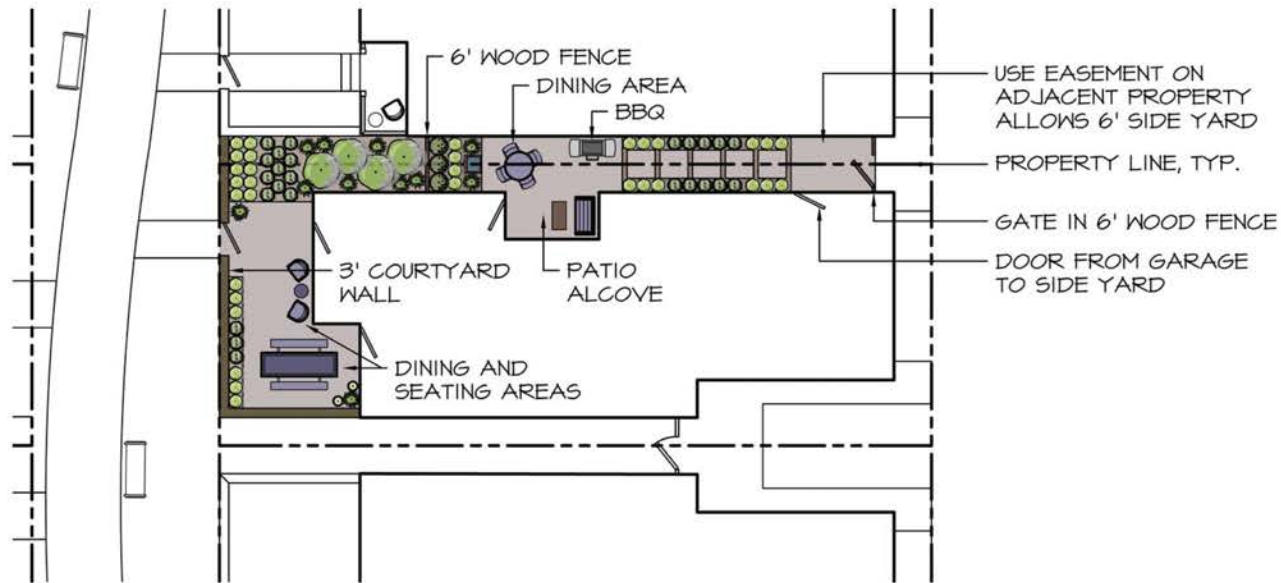
3-Foot Side Yard Setback = 6 Feet Between Sides of Buildings: Fire Department Approved

The Village Residential District has 3-foot side setbacks, creating 6 feet (min.) between buildings. There are no fences along the side yard, so there will be 6 feet between the sides of buildings. The fire department has reviewed and approved this. Here is an excerpt from the fire department's letter:

9) *The exterior building materials and eave lengths with the 3' side setbacks;*

Response: These setbacks apply to the alley-loaded portion of the project between Laird Street and Library Drive. The building finish material will predominantly be stucco. The side-to-side separation between buildings will be 6 feet, with no fencing along the side property line. Standard eaves will be 14 inches + gutter width.

Village Residential Paseos



Typical Private Yard Space at Village Residential Paseo Lot - See also notes on Use Easement on previous page



Front Yard Courtyards



Use Easement on Adjacent Lot to Allow 6' Side Yard



Covered Patio in Private Side Yard



View of Covered Patio in Private Side Yard

Village Residential Paseos - Front and Side Yards

Village Residential District



Examples of Comparable Neighborhoods



4106-4136 Natomas Central Drive, Sacramento
(Typical Lot Size: 30'-31' x 76')



2024, 2018, 2012, 2006, 2000 Serra Lane, Hercules –
Built in 2006 (Typical Lot Size: 30' x 67')

Proposed Home Designs



Plan One
Shingle

Plan Two
Farmhouse

Plan Three
Cottage

(Typical Lot Size: 30' x 76')

Village Residential District



Parking

VILLAGE RESIDENTIAL DISTRICT ON-SITE PARKING EXHIBIT DECEMBER 2017



Village Residential District PARKING SUMMARY

Lots	135
Garage Spaces (2/lot)	270
Off-street Spaces	59
On-street Capacity	106
<hr/>	
Total Available Parking Spaces	435
Total Available Spaces per Unit	3.2

Village Green Court District



View of Green Court



Village Green Court District



CONCEPTUAL ELEVATION



Green Courtyard

Village Green Court District



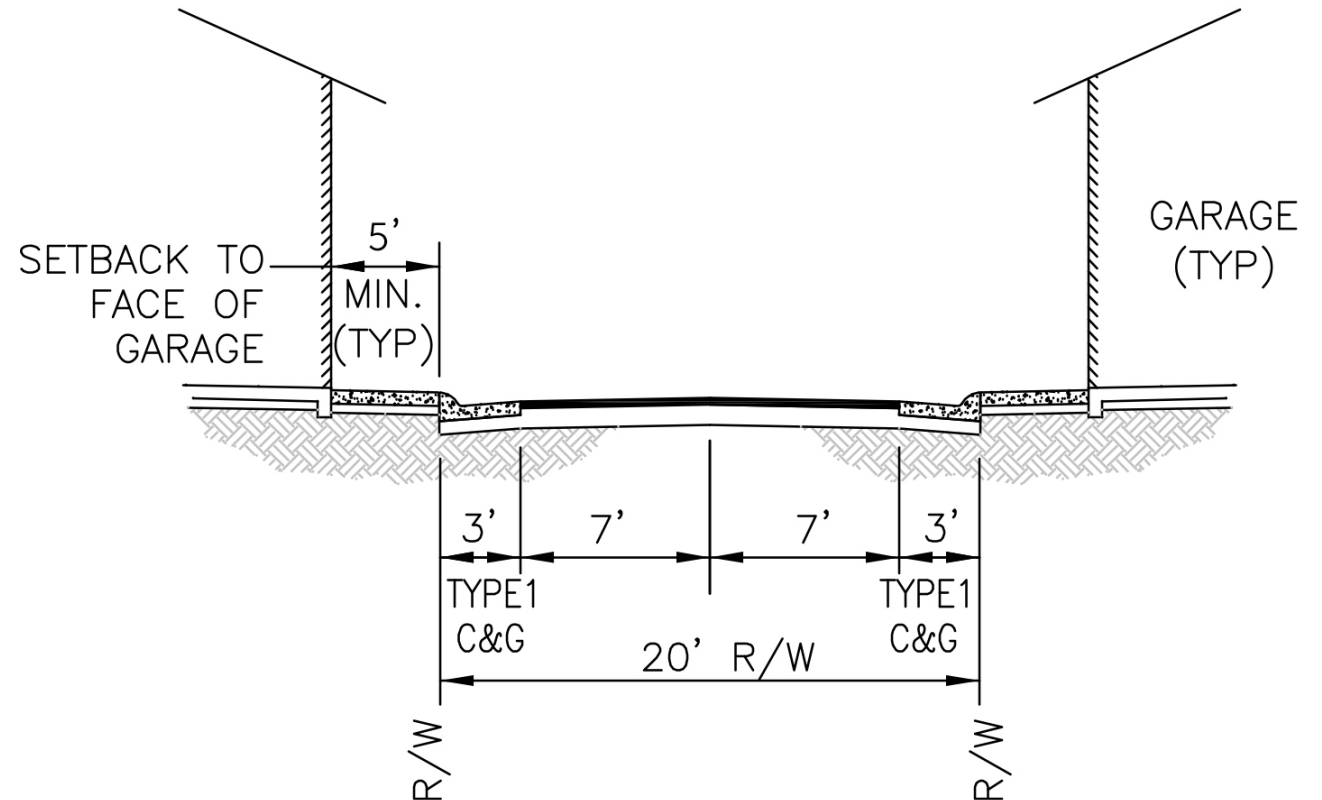
Private Shared Driveways

Example of Comparable Private Shared Driveway



Golden Sunray Terrace, Davis, is an example of a shared private driveway serving six homes. This is the same as proposed for the Village Green Court District. The width of the Village Green Court driveway is 20 feet with a minimum of 5 feet to a garage door. This creates a distance of 30 feet between garages. Garbage trucks do not enter the driveway. Residents will roll their garbage cans to the street for pickup.

Village Green Court Private Shared Driveway



Village Green Court District



Proposed Home Designs



Plan One – Cottage



Plan Two – Shingle



Plan Three – Craftsman



Plan Four – Farmhouse

The Village Green Court District is located along Doc Barnes Drive between Interstate 80 and the Village Single Family Traditional District. The Village Green Court District consists of 64 single-family detached homes. The homes are designed in a cluster of six (i.e., three homes facing three homes) fronting upon a common landscaped courtyard and sharing a private driveway. This design does not have garages facing the street.

Examples of Existing Neighborhoods



3647 and 3653 Nido Terrace, Davis



1019 and 1025 Forbes Lane, Davis



1320, 1324 and 1328 Bugby Lane, Folsom



1526 Bonanza Lane, Folsom

Village Traditional District



Examples of Comparable Homes



1706 Gateside Drive, Petaluma



1727 Chinar Drive, Petaluma



1388 Folsom Meadows Circle, Folsom



1384 Folsom Meadows Circle, Folsom



1025 Bringhurst Lane, Davis



1007 Bringhurst Lane, Davis

Proposed Home Designs



Plan One
Farmhouse

Plan Two
Transitional Bungalow

Plan Three
Folk Victorian

Village Traditional District



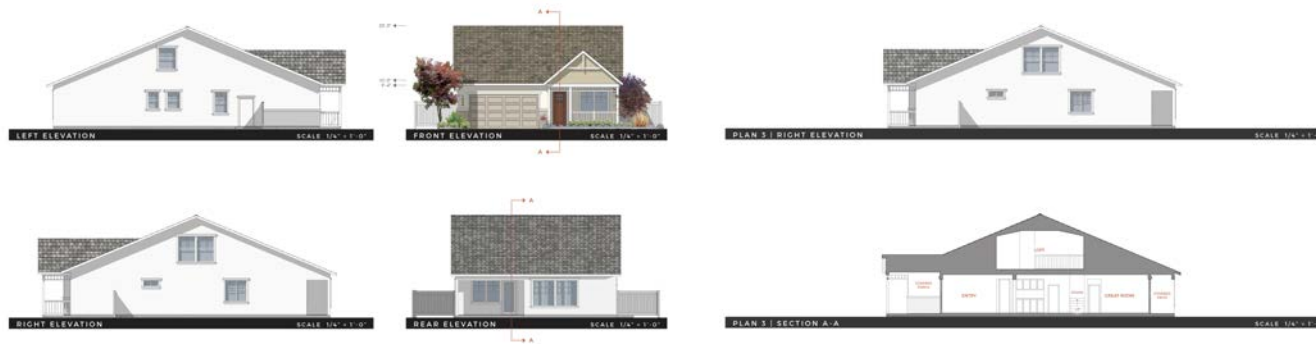
Pop-up Design

A **pop-up home design** lives as a single-story home. The master bedroom is on the first floor, and the home, as viewed from the rear, appears to be a single story. This design protects the privacy of existing neighbors to the rear of the home. The design, however, provides for additional living area in the second story with either front-facing windows or side-facing windows.

All of the lots that abut Sun Knoll Drive, David Avenue and Silver Ranch Avenue will be limited to single-story or pop-up designs.



Traditional Bungalow



Folk Victorian



Main Floor

Upper Floor

This is an example of the Folk Victorian floorplan with a pop-up design with side-facing windows. The master bedroom and all other essential rooms are located on the first floor. A bedroom, bathroom and bonus room are located on the upper floor.

Village High Density District

Examples of Comparable Built Projects



Parson's Place
820 E. Promenade, Azusa, CA



Glendora Foothill Collection
553 W. Foothill Blvd., Glendora, CA



Oak Court Apartments
845 Ramona Street, Palo Alto, CA



Banister Street
17 Triad Lane, Ladera Ranch, CA

Proposed Design



On-Site Parking Stall Dimensions

The Town's parking stall dimensions for standard and compact spaces are the highest of local jurisdictions in the South Placer and Sacramento region.

PARKING STALL DIMENSIONS AND SIZES BY JURISDICTION

Local Jurisdiction	Parking Stall Dimensions and Sizes				Land Area Required for 100 Parking Spaces (SF)	Compact Spaces Permitted as Percentage of Total Parking Requirement
	Standard Space		Compact Space			
	Dimensions (Feet)	Size (SF)	Dimensions (Feet)	Size (SF)		
Auburn	9 x 17	153	-	153	15,300	-
Lincoln	8.5 x 18	153	8.5 x 16	136	14,700	Variable
Colfax	9 x 18	162	8 x 14	112	15,350	30%
Davis	9 x 18	162	8 x 16	128	16,050	25%
Roseville	9 x 18	162	9 x 16	144	15,300	30%
Folsom	9 x 19	171	9 x 14	136	16,440	30%
Rancho Cordova	9 x 19	171	8 x 16	128	14,950	50%
Woodland	9 x 19	171	8 x 16	128	15,660	30%
Placer County	9 x 20	180	8 x 16	128	15,810	30%
Loomis	10 x 20	200	10 x 16	160	18,680	33%
VLPD (Proposed)	9 x 18	162	8 x 16	128	15,180	33%

Because the Town requires larger parking stalls than typical, more land area is required to accommodate paved parking lots than would be necessary in other jurisdictions in the south Placer and Sacramento market. In addition, large parking stalls create large areas of impervious surfaces requiring water quality treatment.

The VLPD is consistent with the parking stall dimensions in the region and will be adequate for the on-site parking needs of the Village Commercial, Village Mixed Use and Village High Density districts.

Additionally, the proposed VLPD on-site parking stall dimensions are equal or comparable to the Town's downtown parking lot and the High Hand, Del Oro and Raley's Town Center parking lots.

The Town has the largest parking stall dimensions in the region.

The Village at Loomis Planned Development (VLPD) proposes parking stall dimensions that are equal or comparable to the requirements of other jurisdictions in the region.

Additionally, the proposed parking stall dimensions are equal or comparable to major parking lots in Town, specifically, the Town's downtown parking lot and the High Hand, Del Oro and the Raley's Town Center parking lots.

PARKING STALL DIMENSIONS

	Loomis Zoning Code (width x length in feet)	VLPD (Proposed) (width x length in feet)
Standard Space	10' x 20'	9' x 18' (1)
Compact Space	10' x 16'	8' x 16' (2)

Notes:

- (1) The dimensions of the Town's downtown parking lot stalls are 9' x 17'. The dimensions of the High Hand, Del Oro and Raley's Town Center parking lot stalls are 9' x 18'.
- (2) The Raley's Town Center compact parking stalls are 9' x 15'.

Raley's Parking Lot
Standard Stall: 9' x 18'



Del Oro Parking Lot
Standard Stall: 9' x 18'



Downtown Parking Lot
Standard Stall: 9' x 17'



High Hand Parking Lot
Standard Stall: 9' x 18'

